

DONNA SCHNUELLE, SHARON BENNETT, SHEILA ALMQUIST, OWNERS

193.84 TAXABLE ACRES M/L – SHELBY COUNTY FARMLAND AUCTION

(MONROE TOWNSHIP – SECTION 7)

THURSDAY, DECEMBER 12TH, 2024 @ 10:00 A.M.

SALE LOCATION: Therkildsen Center – 706 Victoria St. - Harlan, IA

**SIMULCAST ONLINE BIDDING AVAILABLE DURING THE LIVE AUCTION.
GO TO WWW.OSBORNAUCTION.COM FOR DETAILS**

Farm Location: From Corley, IA go east 4.3 miles on F58 to Quince Rd. and drive south 1/2 mile and farm is on west side of the road.

TERMS: The successful bidder or bidders will sign a purchase agreement on the day of the sale at which time put 10% down payment with the balance due on February 10th, 2025. The farm will be sold with the new owner(s) receiving the full cash rent for 2025 as the farm is currently rented for 2025.

Possession: New owner(s) will take full possession on March 1st, 2026.

Closing Attorney: Kohorst & Fischer Law Firm – 602 Market St., Harlan, IA – 712-755-3156

Terraces: Yes

TAXES: \$6846 is the current total for Parcels 1 and 2 - Sellers agree to pay all taxes prorated to date of closing.

Soil Types: Exira, Marshall, Shelby, Judson-Ackmore-Colo, Ackmore, Judson, Kennebec, Dockery-Quiver

PARCEL 1

Legal Description: Subject to survey

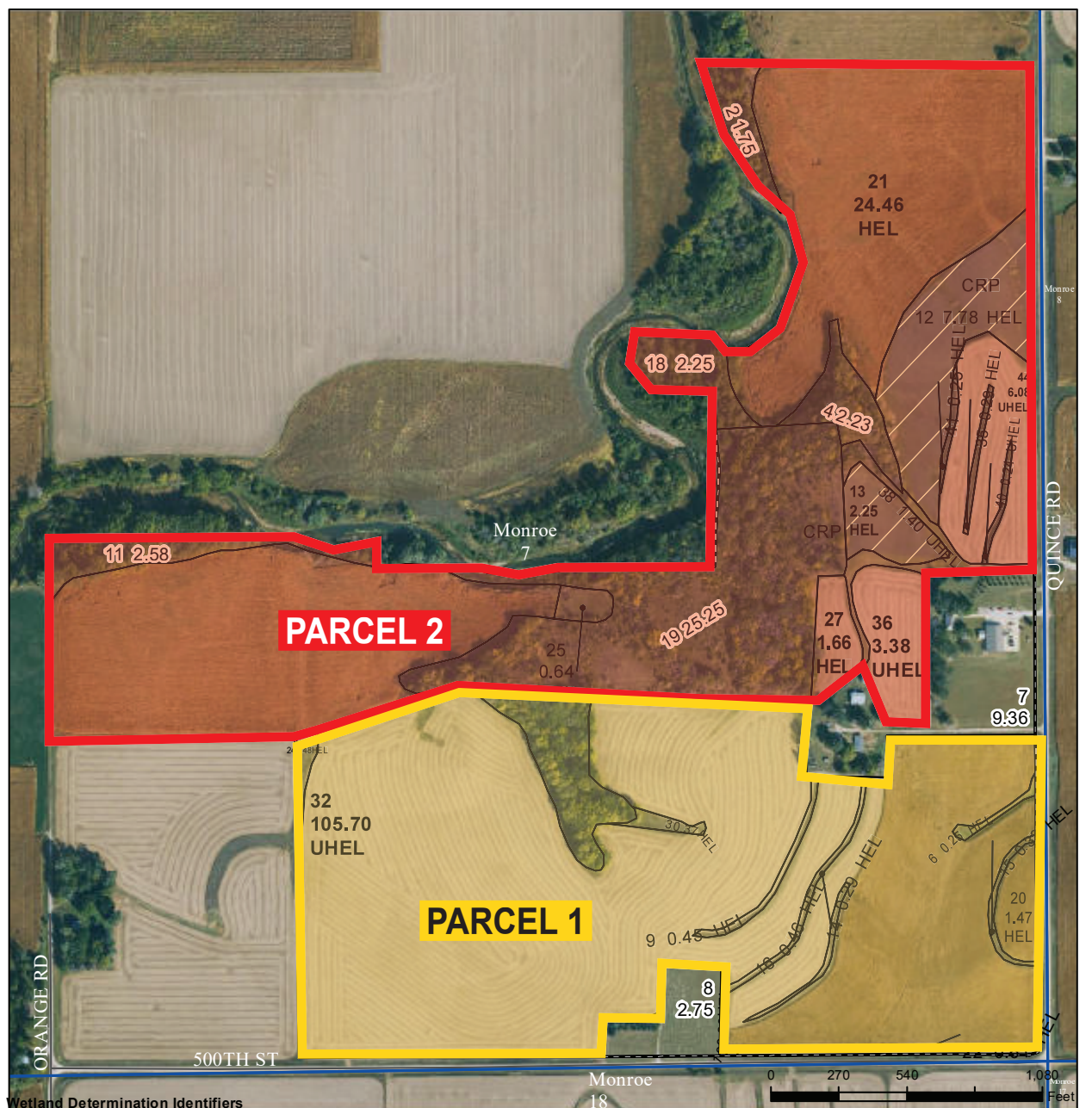
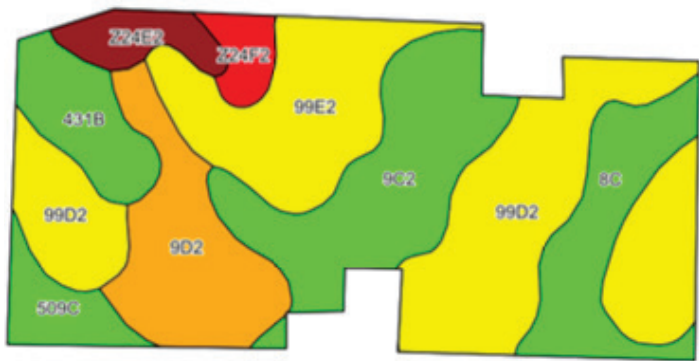
FSA Information: Subject to survey

Taxable Acres – 88.65 Acres M/L

Cropland Acres – 83.65 Acre M/L

CSR2 – 66.5

Terms - The farm will be sold with the new owner(s) receiving the full cash rent of **\$23,725** for 2025 as the farm is currently rented for 2025. The new owner(s) will receive the first half cash rent on March 1st, 2025 and 2nd half cash rent on December 1st, 2025.



2024 Program Year

Map Created April 03, 2024

Farm 7280

PARCEL 2

Legal Description: Subject to survey

FSA Information: Subject to survey

Taxable Acres – 105.19 Acres M/L

Cropland Acres – 61.97 Acres M/L

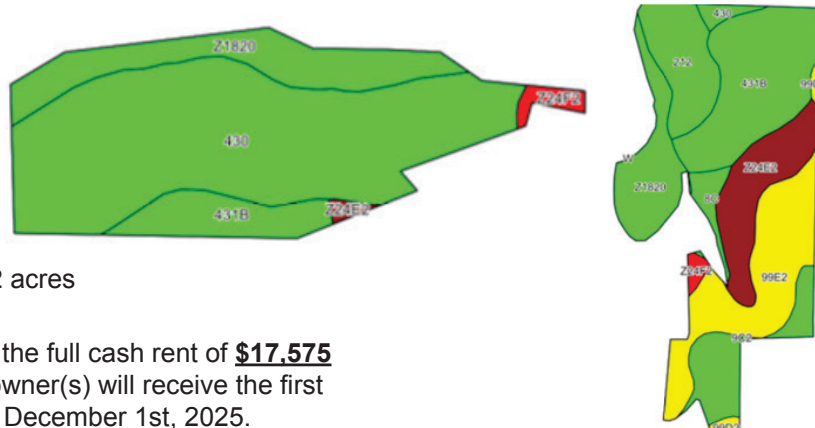
CRP Acres – 10.03 Acres M/L

The CRP contract is for 10.03 acres x \$289.84 per acre with a start date of Dec. 1st, 2015 and runs through Sept. 30th, 2026 with annual payment of \$2908.

CSR2 – 70 on the North part & 77.9 on the West tract of 23.82 acres

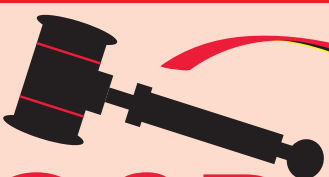
Recreational Acres – 33.19 Acres M/L

Terms - The farm will be sold with the new owner(s) receiving the full cash rent of **\$17,575** for 2025 as the farm is currently rented for 2025. The new owner(s) will receive the first half cash rent on March 1st, 2025 and 2nd half cash rent on December 1st, 2025.



AUCTIONEER'S NOTE: We are very excited to have the opportunity to sell this excellent parcel of Shelby County Farmland. All information gathered at County FSA office is deemed reliable, however it will be the responsibility of interested parties to research and verify their own information. Anything said day of sale takes precedence over all written materials. Sellers reserve the right to refuse any or all bids.

The cropland on both tracts contain some very nice CSR2 ratings. Then for the outdoorsman who loves to hunt Parcel 2 borders the East branch of the West Nishnabotna River and you will have prime timber area with high deer traffic.



OSBORN
AUCTION LLC

AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024

Curtis Osborn, 712-246-8722

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

All announcements made day of sale take precedence over all written material.